

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

- TUESDAY 4 PM -

- **Bishops School Main Dining Room 7607 La Jolla Blvd. La Jolla, CA 92037**

Applicants:

- Please email your submitted plan set and Latest cycle issues and assessment letter to the DPR chair (brianljcpa@gmail.com) no later than **24 hours before the meeting** .
- Presentation materials for the meeting should also include materials board and/or color renderings, Aerial photo and neighborhood context exhibits showing the proposed renderings or site plan in context.
- Easles should be made available on-site. IT is recommended you bring some foam board to attache your drawings for presentation.

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1. *Public comments are an opportunity to share your opinion with the committee members. Comments should not be directed at the applicant team*
 2. *Public comments will be strictly limited to **2 minutes per person**. Please review the following meeting minutes. It is not necessary to repeat previous comments.*
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COMMITTEE MEMBER ATTENDANCE:

NON-AGENDA PUBLIC COMMENT:

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 3/21/2023

Project Name: Castellana Residence
Applicant: Shani Sparks/Jennifer Bolyn
Project Info: PRJ-1062557

Process 2 - Coastal Development Permit (CDP), Process 3 – Site Development Permit (SDP)To construct a three-story, 10,120-square-foot **6,292** (SF) residence on an existing vacant parcel (APN: 350-541-0600) located at Castellana Road, near Crespo Drive. The 0.27-acre site is in the Residential Single Dwelling Unit (RS-1-5) Base Zone, Coastal (Non-Appealable), Coastal Height Limitation and Geological Hazard Categories (12, 53, 27) Overlay Zones in the La Jolla Community Plan and Local Coastal Plan area.

2/21/2023 – Presentation

- Project Orientation
 - Actual GFA is 6,292sf where 6,312sf allowed
 - ROW dedication and street widening,

- Underground parking/basement, 2 story above, 4 parking spaces
- 1' below 30' Coastal Height Limit
- Living on First Floor, 4 bedrooms on 2nd Floor
- Tree well through decks
- FAR conforms, Conforms to All Height Limits, Planning cleared these items
- Public Comment
 - Miller – What does glass look towards (distant views toward pier)
 - Merten – North elevation, NE corner projects above angled building envelope (applicant: will review and respond). NW corner of open trellis over height limit, 36' (applicant: will review and respond, roof projections allowed to encroach and vehicle access area does not define grade) Area to right (West) of garage door is not vehicular area.
 - Brun – Concerned with size and erosion during construction, not consistent with neighborhood size.
 - Ahern – Many neighbors have similar concerns, has there been Geotech review? Massive.
 - Henegar – Existing easement on East side of lot (applicant: easement is on neighbors property, will double check with Civil Engineer) Excessive bulk and scale.
 - Kinsella – Bulk and Scale, does not fit neighboring size trend, assuming this is a spec house, does not belong here.
- Committee Discussion
 - Leira – sections show 3 floors, take a look at 3 story façade, what happens to view from Crespo drive
 - Kane – My neighborhood, really big, out of context, right on street, vertical stone elements don't help, dramatic but inappropriate, Push it back from street. Subterranean areas need closer scrutiny, we've proposed code amendments, very formal landscape could be more organic – shouting “look at me”
 - Shannon – Sometimes we focus on square footage, agree it stands out and could be softened, subterranean area can have destabilizing affects on soil stability and drainage
 - Williams – Question about geo hazard numbers
 - Jackson – Geo hazard brought up in cycle issues, What was required and done? (applicant: all this is closely reviewed, there is some bad soil on lot, excavation is helping with stability of hillside, great care taken with slope stability and shoring)
 - Costello – Would like to see geo report
 - Jackson – Do we have a clear criterion for bulk and scale? Not really.
- Deliver for Next Time
 - Extend section through lot Crespo to Valdes and homes on Valdes drive.
 - Review existing vegetation and what is planned to remain
 - Consider pushing it back
 - Consider overall height
 - Provide Geotechnical report

3/21/23 Presentation

- Handouts to respond to requests
- Project is not in steep hillsides
- Increased landscape in front – natural AND native
- Conforms to FAR
- Street to street section addressing neighbors views

- Adhere to codes for Bulk and Scale
- Project helps to stabilize slope due to existing slope wash and deep caissons to lock in place.
- Davis → Guest parking plus 4 cars in garage
- McGinnis → 6 bedrooms
- Shannon – Does basement deflect subterranean water flow onto neighbors? (applicant: waterproofing collects water at uphill wall and feed water to subsurface drainage to control water and prevent off site redirect.
- Ahern – Neighbors are concerned with bulk and scale, one sits across street and intends to plant large plants to block view.
- Unknown – Why SDP (first time lot developed)
- Williams – Roof eave compliance
- Leira – Is the neighbors sewer easement being used for a neighborhood path? (app: none on-site,
- Rasmussen – Would prefer to see house pushed back.
- Leira – would prefer to see pushed back. (app: can't bury 2nd floor, would loose bedroom egress windows
- Shannon – Why not push a retaining wall back to add giant light well
- Rasmussen – Prefer to see 2nd floor pulled back.
- MOTION – Findings CAN (Jackson/Fremdling)
- PASSES – 4-2-1 (chair abstains)

ITEM 2: FINAL REVIEW 6/20/2023

Project Name: 625 Wrelton Dr
Applicant: Phil Quatrino
Project Info: PTS- 696528

(Process 3) Coastal Development Permit to amend CDP No. 91-0400 for remodel and addition to existing two-story residence to become a three-story residence located at 625 Wrelton Drive. Work to include 186-square-foot first floor addition, 2,074-square-foot second floor addition, 115-square-foot penthouse, and decks. The 0.29-acre site is in the RS-1-7 Zone and Coastal Overlay (Appealable) Zone and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area.

Presentation 5/16/23

- Complete remodel and roof top deck, no change to footprint,
- East half, extending from single story to two story
- Penthouse and roof top deck
- When was home built (early 1992)
- Neighbors: Looks big
- Shannon – Looks massive from parking lot.
- Leira – Height Concerns, FAR concerns, Most of neighborhood has pitched roofs, How does it fit?
- Neighbor – Most of neighbors are one story
- Penthouse is only about 6' above second floor roof.
- Leira – Heights and dimensions don't seem to be specific enough to be pushing the limit so close.

- Shannon – Does second floor half to step back? (Will – Setback from minimum setback or setback from what's below is not clearly defined in plan. West side is at setback and does not setback, but is existing condition)
- Leira – Wish we had a complete site section.
- Existing footprint encroaches across side setback at SW.
- Height of penthouse is close to height of existing clerestory/cupola.
- Leira – Don't have enough feel of context to see if it fits.
 - How does it look from both park and from street.
- Williams – Materials? (Stucco and fluted wood panelling, Travertine on first floor)
- Williams – Any meetings with neighbors? (not by applicant)
- Will – What was pre-existing grade on this site before terracing? Does it predate 1976?

Deliverables –

- Satellite Photo with plan layout on site (10-15 houses field of view)
 - Color code existing and proposed
- Section all the way down to parking lot and to other side of Wrelton
- Streetscape compared to existing
- Show Existing grade on site section

ITEM 3: FINAL REVIEW 6/20/2023

Project Name: 5646 Chelsea St
Applicant: Sam Koob
Project Info: PRJ-1079635

Proposed work for the demolition of an existing two-story single-family residence and the construction of a new two-story single-family residence with an attached garage, basement, and roof deck along with an attached ADU at 5646 Chelsea Avenue.

- Process 3 Coastal Development Permit [SDMC] 126.0702

Presentation 5/16/23

- Top of railing at 28' – top of opaque roof is 24.5'
- GFA 2555 on 4275 lot. Allowabl 2565. ADU adds another 780sf.
- Proper basement ... not walk out
- 2 parking spaces provided in garage/basement + 2 driveway spaces
- 1st floor ADU and main house “main spaces”
- 2nd floor has 3 bedrooms + gym
- Neighbor – Many two story homes in neighborhood
- Neighbor – Does height measure from basement (no), Height relative to existing, Where staging for construction,
- Neighbor – How much building is too much? Our house was dumping ground for projects nearby.

Deliverables

- Compare height to current tallest
- View corridor diagrams
- In-situ renderings

- Section through dolphin and abalone
- %Coverage/Hardscape/Landscape (permeable/impermeable)
- Plans viable